DERBYSHIRE County Council

Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall, Market Place
RIPLEY
Derbyshire
DE5 3XE

Highway Officer: Robert Smith
Our ref: AVBC/2026/017193/R1
Your ref: AVA/2026/0253
Date: 15 June 2026

Dear Rebecca Godson,

TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY

PROPOSAL: Conversion of house (C3) into children home (C2)

LOCATION: 16 Mansfield Road, Heanor DE75 7AJ

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee, has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, recommends that determination of this planning application should be deferred pending submission of additional information.

Background

This planning application proposes the conversion of a house (C3) to a children's home (C2).

The existing dwelling is a 4-bedroom dwelling, given the potential for the first-floor sitting room shown on the existing floor plans to be used as a bedroom.

The proposed children's home would accommodate up to 3 school-age children. The site would be staffed by a manager who would be on-site between 9am and 5pm on weekdays. Two support staff would also be present on each shift, with two shifts between 7.30am and 10.30pm and 10pm to 8am. The day and night shifts would therefore overlap, with up to 4 support staff being on site at any one time at shift change times.

Visitors (e.g. social workers, therapists, parents/carers), in addition to staff, would add to occupancy at certain times.

The Local Highway Authority's (LHA's) initial observations on this planning application were issued on 18/5/26. The applicant has submitted further information, in the form of a revised plan (Ref: PL02 Rev A).

Vehicular Access

The site is located adjacent to the classified A608 Mansfield Road/Howitt Street junction, a ghost island priority junction.

The LHA previously raised concerns in relation to the proposal to take access directly from the A608 Mansfield Road. The applicant's revised plan now proposes vehicular access off Howitt Street, a non-classified residential street, via a modified existing access, which is now acceptable in-principle.

In accordance with the LHA's Planning, Streets, and Places (PSP) guidance, driveway accesses should be no closer than 15m from the start of the kerb radius at an adjacent junction. The modified access will be circa 25m from the Howitt Street junction with Mansfield Road, which would be acceptable.

The amended plan shows parking provision for 3 vehicles. It is considered that the proposed use would typically have a similar parking demand to that of the existing dwelling. It is therefore considered that 3 parking spaces is sufficient and should accommodate staff parking demands and occasional visitor demands, provided that not all staff travel by car and that staff parking demands can be managed at shift change times.

Each parking space measures 2.5m x 5.5m, which is acceptable.

PSP paragraph 4.8.1 requires provision of 2m x 2m pedestrian splays on both sides of any new or widened driveways.

Given the nature of Howitt Street, it would not be necessary to provide turning space within the site.

Secure, covered, cycle parking and cycle equipment storage facilities should be provided within the site. Provision should be made for at least 7 cycle parking spaces.

The driveway should be surfaced in a bound material, along its full width, for a minimum length of 5.5m within the site measured from the highway boundary, i.e. back of footway, together with provision to prevent the unregulated discharge of surface water to the public highway.

A modified hard surfaced dropped kerb footway crossing is required to serve the widened access, corresponding to the full width of the driveway plus two dropper kerbs, constructed in accordance with the highway authority's specification.

A revised site access and layout plan is required which should show the above details.

Conclusion

Having regard to the above, the LHA recommends that this application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
1 June 2026	**Robert Smith**	**SD**	**15 June 2026**